



UNITED STATES MARINE CORPS  
MARINE CORPS AIR STATION  
CHERRY POINT, NORTH CAROLINA 28533-5001

AirStaO 11101.21A  
LCM  
4 Aug 94

AIR STATION ORDER 11101.21A

From: Commanding General  
To: Distribution List

Subj: ACTIONS TO PREVENT FREEZING OF WATERLINES IN FAMILY HOUSING

1. Purpose. To assign responsibilities and provide guidance and preventive measures to minimize freezing waterlines, burst pipes, water damaged property, and subsequent high cost of cleanup and repairs.

2. Cancellation. AirStaO 11101.21.

3. Background

a. Frozen waterlines in family quarters cause substantial damages which result in costly cleanups and repairs. All family quarters at MCAS, Cherry Point are susceptible to frozen waterlines. Unoccupied quarters, whether vacant or with occupants away from home for an extended period of time, are especially vulnerable to damage from frozen waterlines.

b. The location and freeze damage vulnerability of each type of family quarters are as follows:

(1) Capehart Housing is located in both SNCO and Officers' Housing areas. This housing is vulnerable to freeze damage to waterlines in attics and outside faucets.

(2) Wherry Housing is located in the Fort Macon, Hancock, and Slocum Housing areas. This housing is also vulnerable to freeze damage to waterlines in attics and outside faucets.

(3) Townhouses are located in Enlisted and Officers' Housing areas. The outside faucet installed in Townhouse garages is vulnerable to freeze damage.

(4) Other Public Quarters (OPQ's) are the two-story quarters located on Jefferson and Wilson Drives. This housing is not particularly vulnerable to freeze damage; however, occupants are encouraged to take precautions outlined in this Order to prevent freeze damage.

(5) Lanham Housing is located adjacent to the Marine Corps Exchange complex. This housing is vulnerable to freeze damage to the main cast-iron drainpipes under the houses.

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4. Action. To ensure minimization of freeze damage and resulting problems when freezing temperatures (below 32 degrees Fahrenheit) are expected for more than 24 hours, those having responsibility for family quarters will apply the following precautionary measures:

a. Occupants of Capehart and Wherry Housing units will lift the attic access cover, turn it diagonally, and set it on top of the access hole frame, allowing warm air to pass into the attic space.

b. The kitchen sink faucet and all exterior faucets, other than townhouses, should be slightly opened to allow a pencil lead sized stream of water to flow.

c. To minimize freezing of drainpipes in Lanham Housing, occupants are encouraged to cover all ventilators around the outer perimeters of the quarters with tape, cardboard, or plastic to cut down **on** drafts beneath the quarters. The coverings should remain on the ventilators until the month of April when the danger of freezing should be over.

d. Occupants of family housing who plan to be away from home, on leave, TAD, or absent for other reasons during periods of cold weather, shall arrange for the prevention of freeze damage by the following means:

(1) Ensure thermostats are set at 55 degrees Fahrenheit.

(2) Arrange with a neighbor to slightly open one interior and all exterior faucets as noted in paragraph 4b; also, to turn faucets off when temperatures rise above freezing.

(3) If the foregoing are impossible, call Facilities Maintenance Department at 466-4363 to cut off the water and drain the lines during the period of absence.

(4) Arrange with a neighbor to check the quarters periodically for any signs of burst waterline. The Facilities Maintenance Department (466-4363) is to be notified immediately if there is water leakage.

e. The Housing Department is responsible for these procedures in vacant quarters not assigned, and to coordinate with the Resident Officer in Charge of Construction for quarters under rehabilitation by contract.

f. The Facilities Maintenance Department is responsible for these procedures in vacant quarters under renovation by that department.


5. Summary of Revision. Some of the major changes are as follows:

a. In the subject line, "Family Quarters" has been changed to read "Family Housing."

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b. Paragraph 3b has been revised to include all family housing areas and a more detailed description of freeze damage vulnerability.

c. Paragraph 4c is a new paragraph concerning Lanham Housing quarters and should be noted accordingly.

  
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Chief of Staff

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